DORCHESTER COUNTY LIBRARY

Facilities Master Plan

Dorchester County Council
May 2, 2016
Facilities Condition Assessment

George H. Seago, Jr. Branch – Summerville
1979 original construction
1996 renovation / addition
20,000 gsf total

Jennie J. McMahan Branch – St. George
1979 original construction
2012 renovation / addition
13,500 gsf total
Facilities Condition Assessment

George H. Seago, Jr. Branch – Summerville

- Failing HVAC system
- Roof needs replacement
- Electrical and plumbing deficiencies
- Lack of:
  - Adequate and safe parking and site circulation
  - Adequate staff work area
  - Quiet spaces, small group meeting spaces, tutor spaces
  - Adequate children’s area / family space
  - Teen area
Facilities Condition Assessment

George H. Seago, Jr. Branch – Summerville

Needed Upgrades:
- Deferred maintenance
- Increased natural light
- Indirect lighting
- More, comfortable, furnishings
- Lower shelving
- Acoustic separations
- Updated finishes
- Accessibility upgrades
Community Needs Assessment

- 6 Community Meetings
  - St. George
  - Ridgeville
  - River Oaks Middle School
  - Summerville (2)
  - Woodland High School

- Online and Paper Survey Responses
  - 91% use Summerville Branch
  - 56% use library at least once a month
  - 37% have children <18 at home
Community Needs Assessment

Example Barriers to Library Use at Summerville Branch

- Lack of Parking
- Location – 25-60 minute drive
- Library is too small
Priority Improvements: People Centric, not Book Centric
Priority Improvements: Quiet Areas
Priority Improvements: Meeting Areas
Priority Improvements: Meeting Areas
Priority Improvements: Places to Learn, Create, and Share
Priority Improvements: Teen Area
Priority Improvements: Family Areas
Priority Improvements: Family Areas
Priority Improvements: Outdoor Areas
Dorchester County Population Growth

2000 Population: 96,400
2010 Population: 136,500
Current Population: 153,000
2030 Projection: 200,000+
2040 Projection: 250,000+
Facility Master Plan Recommendations

10-Year Dorchester County Library Facility Plan Recommendations

Phase 1.1: Immediately, within the next one to two years
- New, relocated, Summerville Library – 35,000 sf
- 5 to 6 acres
- $21,000,000 estimated project cost

Phase 1.2: Within the next four years
- New North Charleston Library – 15,000 sf
- 3 acres
- $8,850,000 estimated project cost

Phase 2: Within the next six to ten years
- New Ridgeville Library – 8,000 sf
- 2 to 3 acres
- Immediate action: land acquisition for future library
Facility Master Plan Recommendations

Capital Funding

$30 Million
- 4 mills for 20-year bond
- $12/year cost on $100K owner-occupied home

Operational Funding

$300K increase in operating budget for new Summerville Library
- 0.55 mills/year additional

$1.1M increase in operating budget for new North Charleston Library
- 2.1 mills/year additional
Facility Master Plan Recommendations
Facility Master Plan Recommendations